WARRANTY DEED

Karen Johnson Davidson County
Batch# 918737 DEEDWARR
09/19/2022 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220919-0104210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua T. Davis	New Owner	
(NAME)	(NAME)	
1031 B 2nd Ave S.		093 15 0B 002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I , **SUSAN PRITCHARD, AS EXECUTOR OF THE ESTATE OF DAVID PRITCHARD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA T. DAVIS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Chestnut Hill Properties II, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing , a Horizontal Property Regime, of record in Instrument No. 20080430-0043957, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to David Pritchard, by Warranty Deed from Metropolitan Development and Housing Agency, of record in Instrument No. 20060816-0100683, in the Register's Office for Davidson County, Tennessee, dated August 14, 2006 and recorded on August 16, 2006. David Pritchard died on September 19, 2018,with his Last Will and Testament of record in Case No. 18P1830, Seventh Circuit Court of Davidson County Tennessee Probate Division and in Instrument No.20190801-0076089 , Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1031 B 2nd Ave S., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14 day of September, 2022

THE ESTATE OF DAVID PRITCHARD

Commonwealth of Pennsylvania - Notary Seal
Alexandra C. Baney, Notary Public
Columbia County
My commission expires September 11, 2023
Commission number 1357211
Member, Pennsylvania Association of Notaries

(X) BY: Susan Pritchard

SUSAN PRITCHARD, EXECUTOR

STATE OF Pennsylvania
COUNTY OF Columbia

Personally appeared before me, the undersigned notary public, Susan Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Executor of the Estate of David Pritchard, and who further acknowledged that she is authorized to execute the within instrument as Executor of David Pritchard said Estate.

Witness my hand and official seal this 14 day of September, 2022.

Commission expires: 9-11-2023

Commonwealth of Pennsylvania - Notary Seal
Alexandra C. Baney, Notary Public
Columbia County
My commission expires September 11, 2023
Commission number 1357211
Member, Pennsylvania Association of Notaries

X Alexandra C. Baney
Notary Public

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-14-22.

Affiant Signature

9-14-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of September, 2022.

Notary Signature

My Commission Expires: 1/8/22

